



Agenda Item Report

Legislative Board: City Council
Date: August 18, 2026
Contact: Angela Kennedy, Director
Agenda Item ID / Number: 2026-599- / I.1

ITEM TITLE: Public hearing, deliberation, and possible action to consider an Ordinance on first and possible final reading and to adopt said Ordinance authorizing the annexation into the City of Buda +/- .914 acres of land known as Lot 4A, Possum Trot Park, located on the south side of the Loop 4 and Rebel Drive intersection, Hays County, Texas 78610 (A 26-01) (Development Services Director/City Engineer Angela Kennedy) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

This is the Public Hearing for the annexation request concerning 102 Rebel Drive, specifically +/- .914 acres of land known as Lot 4A, Possum Trot Park, located on the south side of the Loop 4 and Rebel Drive intersection.

2. BACKGROUND/HISTORY

The property known as Lot 4A, Possum Trot Park, submitted a request to withdraw from the ETJ in October of 2023. The City acknowledged the submittal and, in November of 2023, provided a letter to the applicant stating that the City would take no action on the request, due to ongoing litigation between municipalities and the State of Texas. SB 2038, which is the bill that authorizes property owner's to withdraw from the ETJ, states that property owners who submit a valid petition to withdraw will be automatically withdrawn after 45 days, if the City takes no prior action.

The property was annexed back into the ETJ at the applicant's request during the July 21, 2026 Council meeting, and additionally the applicant submitted a request for utility services, accompanied by a request to annex into the City Limits, which is required for consideration of utility service, as UDC 3.01.06.C requires the petition for municipal annexation be included with the request as part of the procedure. The resolution for this public hearing was approved on July 21, 2026.

During the time period where the property was located outside of the City of Buda ETJ, the property went through the development process with the county, which included a platting process and site development, expanding the number of buildings on the property. After the development process, the applicant determined that they needed City wastewater services, and so submitted the request for utility services, triggering the annexation request.

3. ANALYSIS

This property is contiguous to Buda City Limits and meets all the base requirements for annexation.

4. FINANCIAL IMPACT

If annexed, this property will increase property and sales tax collections to the City. However, this annexation would make approximately 275 linear feet of Rebel Drive the responsibility of the city for operation and maintenance. Based on the current appraisal and tax rate, annexing the property would generate approximately \$4,145 in property tax. The sales tax impact is unknown.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Redevelop the I-35 and South Loop 4 corridors

7. PROS AND CONS

Pros: Initiates the process for annexation to expand the City limits.

Cons: None foreseen

8. ALTERNATIVES

Decline or postpone the annexation process

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the request and recommends approval as submitted.

Attachments:

[Ordinance - Baird Pools Annexation.docx](#)

[A 26-01 - Petition Letter to City.pdf](#)

[Municipal Service Plan Agreement -Baird Pools.docx](#)

[Exh A 26-01-2025-03-10 - Signed Amended Plat.pdf](#)

[102 Rebel Drive Municipal Annexation updated presentation 8.18.26.pdf](#)